

BOARD OF ADJUSTMENTS MINUTES

July 22, 2019 – 5:15 p.m.

City Hall Commission Room

Members Present: Kevin Tveidt, Kristin Gabriel, Kari Williams, Dave Kelley, Andy Johnson

Guests in attendance: Andrea Ferguson, Allegra Dahl

Staff Present: Jeff Runyan, John Childs

Chairperson Tveidt called the meeting to order at 5:15

Tveidt then reviewed the rules that govern the Board of Adjustments:

1. Must show a hardship
2. Grant the minimum variance needed
3. Variance must not change the character of the neighborhood
4. Super majority of the Board is needed to approve a variance

First item on the agenda was ***817 North Central Avenue***, requesting a 4' variance to the side yard setback. Andrea Ferguson stated that both her parents are deceased and she is now the representative of the estate. The property is currently listed for sale. The addition was added by her father some years ago with no permit. Ferguson stated that she wanted to make sure the structure was legal and is requesting the variance because it would be very expensive and time consuming if she had to remove it. Potential buyers have commented on the ability to finance the property unless the variance was issued. The addition is for storage and has a small roll-up door on the end. Gabriel questioned if the City had received any public comment and Runyan answered that one neighbor was curious as to the reason for the variance but did not want to speak for or against the request. Johnson questioned if the permit could have been lost and Runyan indicated that while it is possible, it would be highly unlikely. Johnson also asked if there would be any fire separation issues. Runyan indicated that the storage area would need to have proper rating along the common wall with the house and also the wall closest to the property line would need proper fire rating. Tveidt commented that the neighboring shed may not meet setbacks as well. Kelley made the motion to approve the request, and Gabriel seconded the motion. All in favor, variance approved.

With no further business Kelley motioned to adjourn and Gabriel seconded. Meeting adjourned at 5:30

Minutes submitted by Jeff Runyan